



COUNTY OF SAN LUIS OBISPO  
DEPARTMENT OF PLANNING AND BUILDING  
STAFF REPORT

SUBDIVISION REVIEW BOARD

4-1

Promoting the wise use of land  
Helping build great communities

MEETING DATE July 10, 2006	CONTACT/PHONE Karen Nall (805) 781-5606	APPLICANT Patricia Jones	FILE NO. CO 05-0237 SUB2005-00118
<b>SUBJECT</b> Request by Patricia Lynn Jones for a Tentative Parcel Map CO05-0237 to subdivide an existing 17.46 acre parcel into two parcels of 5.00 and 12.46 acres each for the purpose of sale and/or development. The project includes off-site road improvements. The project will result in the disturbance of approximately 25,000 square feet of a 17.46 acre parcel. The proposed project is within the Residential Rural land use category and is located at 1295 Nacimiento Lake Drive on the west side of Nacimiento Lake Drive approximately 1,200 feet north of Adelaida Road approximately 2 miles northwest of the City of Paso Robles. The site is in the Adelaida planning area.			
<b>RECOMMENDED ACTION</b> 1. Adopt the Negative Declaration in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approve Tentative Parcel Map CO05-0237 based on the findings listed in Exhibit A and the conditions listed in Exhibit B			
<b>ENVIRONMENTAL DETERMINATION</b> The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on May 18, 2005 for this project. Mitigation measures are proposed to address Aesthetics, Agricultural Resources, Noise, Public Services and Utilities, Recreation and are included as conditions of approval.			
LAND USE CATEGORY Residential Rural	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 026-261-041	SUPERVISOR DISTRICT(S) 1
<b>PLANNING AREA STANDARDS:</b> None applicable			
<b>LAND USE ORDINANCE STANDARDS:</b> 22.22.060 – Residential Rural Category Subdivision Design Standards			
<b>EXISTING USES:</b> Single family residence, mobile home, guesthouse, and ag accessory buildings on proposed Parcel 2			
<b>SURROUNDING LAND USE CATEGORIES AND USES:</b> <i>North:</i> Residential Rural/Residential and agricultural <i>East:</i> Residential Rural/Residential and agricultural <i>South:</i> Residential Rural/Residential and agricultural <i>West:</i> Agricultural/Residential and agricultural			
<b>OTHER AGENCY / ADVISORY GROUP INVOLVEMENT:</b> The project was referred to: Public Works, Environmental Health, Ag Department, County Parks, CDF, APCD			
<b>TOPOGRAPHY:</b> Gently sloping		<b>VEGETATION:</b> Grasses, forbs, oak trees and vineyards	
<b>PROPOSED SERVICES:</b> Water supply: On site well Sewage Disposal: Individual septic system Fire Protection: CDF		<b>ACCEPTANCE DATE:</b> January 28, 2006	
ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242			

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**ORDINANCE COMPLIANCE:**

*Minimum Parcel Size*

Section 22.22.060 of the Land Use Ordinance establishes standards for determining minimum parcel sizes in the Residential Rural land use category. The standards are based on the distance from an urban areas, fire response time, type of access serving the property and the topography of the site. Minimum parcel size is based on the largest parcel size as calculated by tests. The proposed parcels meet all requirements for a 5 acre parcels as follows:

TEST	STANDARD	MINIMUM PARCEL SIZE
Remoteness	Approximately 2 miles from Paso Robles Urban Reserve Line	5 acres
Fire Hazard/ Response Time	Within 15 minute response time In the High fire hazard area	5 acres
Access	Located on a 40 foot right-of-way	5 acres
Slope	Average slope is between 0 and 15%	5 acres

*Non-conforming/ Non-permitted structures*

There is a non permitted storage building (cargo containers) and a mobile home on the site. The project has been conditioned to legalize or remove these structures.

The existing residence is being assessed as a duplex with an attached guesthouse. The site would qualify for one primary residence and a secondary dwelling limited to 1,200 square feet or a guesthouse limited to 600 square feet. The project has been conditioned to comply with the Land Use Ordinance standards.

*Quimby Fees*

Title 21, the Real Property Division Ordinance, establishes an in-lieu fee for all new land divisions for the purpose of developing new, or rehabilitating existing, park or recreational facilities to serve the land division. Payment of the parkland fee for all undeveloped parcels is required prior to map recordation.

*Affordable Housing Fees*

County Ordinance 2529 establishes a fee of 3.5% of the public facility fee for all new land divisions. This allows recognized affordable housing projects to be exempted from public facility fees.

*Design Standards*

The proposed parcels are consistent with the design criteria set forth in Chapter 3 of the Title 21 of the Real Property Division Ordinance.

*Road Improvements*

This application was reviewed in detail by both Public Works and Planning and Building relative to access and circulation requirements for the area. This is in response to the potential for further divisions and development in the site vicinity. As a result of this review, both an offer of dedication and road improvements are recommended as a means of providing appropriate access and circulation for this area.

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PLANNING AREA STANDARDS:None Applicable

COMMUNITY ADVISORY GROUP COMMENTS: Not applicable

AGENCY REVIEW:

Public Works – Supports with conditions

Environmental Health – Standard conditions for well and septic.

County Parks – Require Quimby and building division fees

CDF – See attached fire safety plan

Ag Department – Recommends agricultural buffer

LEGAL LOT STATUS: The one lot was legally created by a previous parcel map and lot line adjustment maps at a time when that was a legal method of creating lots.

*Staff report prepared by Karen Nall and reviewed by Kami Griffin, Supervising Planner*

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## FINDINGS - EXHIBIT A

### *Environmental Determination*

- A. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on May 18, 2005 for this project. Mitigation measures are proposed to address Aesthetics, Agricultural Resources, Noise, Public Services and Utilities, Recreation and are included as conditions of approval.

### *Tentative Map*

- B. The proposed map is consistent with applicable county general and specific plans because it complies with applicable area plan standards and is being subdivided in a consistent manner with the Residential Rural land use category.
- C. The proposed map is consistent with the county zoning and subdivision ordinances because the parcels meet the minimum parcel size set by the Land Use Ordinance and the design standards of the Real Property Division Ordinance.
- D. The design and improvement of the proposed subdivision are consistent with the applicable county general and specific plans because required improvements will be completed consistent with county ordinance and conditions of approval and the design of the parcels meets applicable policies of the general plan and ordinances.
- E. The site is physically suitable for the type of development proposed because the proposed parcels contain adequate area for development of single-family residences and residential accessory structures.
- F. The site is physically suitable for the proposed density of the development proposed because the site can adequately support single-family residences and residential accessory structures.
- G. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the project is of limited size and scope and the site is not located in an area containing substantial fish and wildlife habitat.
- H. The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.
- I. The proposed map complies with Section 66474.6 of the State Subdivision Map Act, as to methods of handling and discharge of waste.
- J. In the interest of the public health and safety, and as a necessary pre-requisite to the orderly development of the surrounding area, the construction of any road improvements shall occur prior to recordation of the parcel map or, if bonded for, within one year after recordation of the parcel map and prior to issuance of a permit or other grant of approval for development on a parcel.

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**EXHIBIT B**

**CONDITIONS OF APPROVAL FOR CO 05-0237 Jones**

**Approved Project**

1. This approval authorizes the subdivision of an existing 17.46 acre parcel into two parcels of 5.00 and 12.46 each for the purpose of sale and/or development.

**Access and Improvements**

2. Roads and/or streets to be constructed to the following standards:
  - a. Nacimiento Lake Drive widened to complete an A-1 section fronting the property per cross section design, roads over 5,000 ADT.
3. The applicant shall offer for dedication to the public by certificate on the map or by separate document:
  - a. A 50 foot wide (25 foot half width) private easement be reserved on the parcel map for access to lots shown on Record of Survey filed in Book 69 at Page 81.

**Improvement Plans**

4. Improvement plans shall be prepared in accordance with San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works and the county Health Department for approval. The plan is to include:
  - a. Street plan and profile.
  - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
  - c. Grading and erosion control plan for subdivision related improvement locations.
  - d. Public utility plan, showing all existing utilities and installation of all utilities to serve every lot.
5. The applicant shall enter into an agreement with the county for the cost of checking the map, the improvement plans if any, and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
6. The Registered Civil Engineer, upon completion of the improvements, must certify to the Department of Public Works that the improvements are made in accordance with all conditions of approval, including any related land use permit conditions and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.

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### **Design**

7. The following structures on proposed parcel 2 shall be removed or brought into conformance with the Land Use Ordinance prior to filing the final parcel map. A construction permit may be required.
  - a. Residential structure.
  - b. Mobile Home
  - c. Storage building with cargo containers.

### **Fire Protection**

8. The applicant shall obtain a fire safety clearance letter from the California Department of Forestry (CDF)/County Fire Department establishing fire safety requirements prior to filing the final parcel or tract map per the CDF letter dated January 6, 2005.

### **Parks and Recreation (Quimby) Fees**

9. Unless exempted by Chapter 21.09 of the county Real Property Division Ordinance or California Government Code section 66477, prior to filing of the final parcel or tract map, the applicant shall pay the in-lieu" fee that will be used for community park and recreational purposes as required by Chapter 21.09. The fee shall be based on the total number of new parcels or remainder parcels shown on the map that do not already have legal residential units on them.

### **Affordable Housing Fee**

10. **Prior to filing the final parcel or tract map**, the applicant shall pay an affordable housing fee of 3.5 percent of the adopted public facility fee effective at the time of recording for each residential lot. This fee shall not be applicable to any official recognized affordable housing included within the residential project.

### **Additional Map Sheet**

11. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:
  - a. Prior to issuance of building permits, the applicant shall submit a color and materials board for County review and approval. Proposed residential development shall be designed with muted, earth-tone colors and materials compatible with the surrounding natural landscape, and with a Munsell chroma and value less than 6. These standards shall apply to roofing, exterior walls, trim, retaining walls (if applicable), and fencing.
  - b. Prior to issuance of building permits, a landscape plan shall be prepared to provide screening from Nacimiento Lake Drive for future development. The landscape plan shall consist of native, non-invasive plants compatible with the surrounding area and vegetated drainage. At least 80% of plants in the landscape plan must be on the County Approved Plant list.

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- c. Prior to final inspection, the project shall comply with Section 22.10.060, which requires that all exterior lighting is shielded to minimize glare and effects on night skies.
- d. An agricultural buffer area along the western property boundary of approximately 140 feet. No structures used for human habitation shall be permitted in the buffer area. All subsequent building permits shall show these buffers, as applicable.
- e. Prior to issuance of grading and/or construction permit, the applicant shall be required to enter into and record a covenant and agreement in a form approved by County Counsel, which discloses to prospective buyers of all parcels the consequences of existing and potential intensive agricultural operations on adjacent parcels including, but not limited to dust, noise, odors, and agricultural chemicals and the County/s right to Farm Ordinance currently in effect at the time said deed(s) are recorded.
- f. Any residential development within 187 feet from Nacimiento Lake Drive may be subject to noise mitigations required by the Noise Element of the County General Plan.

**Miscellaneous**

- 12. This subdivision is also subject to the standard conditions of approval for all subdivisions using individual wells and septic tanks, a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
- 13. All timeframes on approved tentative maps for filing of final parcel or tract maps are measured from the date the Review Authority approves the tentative map, not from any date of possible reconsideration action.

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STANDARD CONDITIONS OF APPROVAL FOR SUBDIVISIONS  
USING INDIVIDUAL WELLS AND SEPTIC TANKS

1. Each parcel shall have its own private well(s) for a domestic water supply approved by the county Health Department, except as set forth in 2C.
2. Operable water facilities shall exist prior to the filing of the final parcel map. Evidence of adequate and potable water, shall be submitted to the county Health Department, including the following:
  - A. (Potability) A complete on-site chemical analysis shall be submitted for evaluation for each of the parcels created or as required.
  - B. (Adequacy) On individual parcel wells or test holes, a minimum four (4) hour pump test performed by a licensed and bonded well driller or pump testing business shall be submitted for review and approval for each of the new parcels created.
  - C. If the applicant desires purveying water to two (2) or more parcels or an average of 25 or more residents or non-residents (employees, campers, etc.) on a daily basis at least sixty (60) days out of the year, application shall be made to the county Health Department for a domestic water supply permit prior to the filing of the final map. A bond may be used for operable water facilities (except well(s)). Necessary legal agreements, restrictions and registered civil engineer designed plans, in conformance with state and county laws and standards shall be submitted by the applicant and reviewed and approved by County Public Works and the county Health Department, prior to the filing of the final map.
3. On-site systems that are in conformance with the county-approved Central Coast Regional Water Quality Control Board basin plan will be an acceptable method of sewage disposal until community sewers may become available.
4. No sewage disposal system installations are to be placed closer than 100 feet from the top of any perennial or continuous creek banks, drainage swales or areas subject to inundation.
5. Sewage disposal systems shall be separated from any individual domestic well and/or agricultural well, as follows: 1) leaching areas, feed lots, etc., one hundred (100) feet and bored seepage pits (dry wells), one hundred and fifty (150) feet. Domestic wells intended to serve multiple parcels or 25 or more individuals at least 60 days out of the year shall be separated by a minimum of two hundred (200) feet from a leachfield, two hundred and fifty (250) feet from seepage pits or dry wells.
6. Sewage disposal systems installed on slopes in excess of 20% shall be designed and certified by a registered civil engineer or geologist and submitted to the county Planning Department for review and approval prior to the issuance of a building permit. Consultants shall determine geologically stable building sites and sewage disposal for each parcel, including evaluations of hillside stability under the most adverse conditions including rock saturation and seismic forces. Slopes in excess of 30% are not considered suitable or practical for subsurface sewage disposal.



7. An encroachment permit shall be obtained from county Public Works for any work to be done within the county right-of-way.
8. An encroachment permit shall be obtained from the California Department of Transportation for any work to be done on the state highway.
9. Any existing reservoir or drainage swale on the property shall be delineated on the map.
10. Prior to submission of the map "checkprints" to county Public Works, the project shall be reviewed by all applicable public utility companies and a letter be obtained indicating required easements.
11. Required public utility easements shall be shown on the map.
12. Approved street names shall be shown on the map.
13. The applicant shall comply with state, county and district laws/ordinances applicable to fire protection and consider increased fire risk to area by the subdivision of land proposed.
14. The developer shall submit a preliminary subdivision guarantee to county Public Works for review prior to the filing of the map.
15. Any private easements on the property shall be shown on the map with recording data.
16. All conditions of approval herein specified, unless otherwise noted, shall be complied with prior to the filing of the map.
17. After approval by the Review Authority, compliance with the preceding conditions will bring the proposed subdivision in conformance with the Subdivision Map Act and county ordinances.
18. A map shall be filed in accordance with Subdivision Map Act and county ordinance prior to sale, lease, or financing of the lots proposed by the subdivision.
19. A tentative map will expire 24 months from the effective date of the approval. Tentative maps may be extended. Written requests with appropriate fees must be submitted to the Planning Department prior to the expiration date. The expiration of tentative maps will terminate all proceedings on the matter.

NO SCALE

OAK FLAT ROAD

**SITE**  
1295 NACIMIENTO LAKE DRIVE

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ADELAIDA RD.

NACIMIENTO LAKE DRIVE

MOUNTAIN

SPRINGS

ROAD

OLIVE STREET

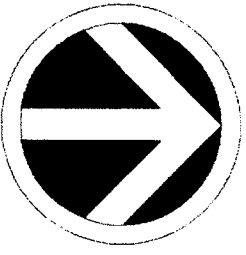
SPRING STREET

24TH STREET

101

NORTH RIVER

ROAD



**PROJECT**

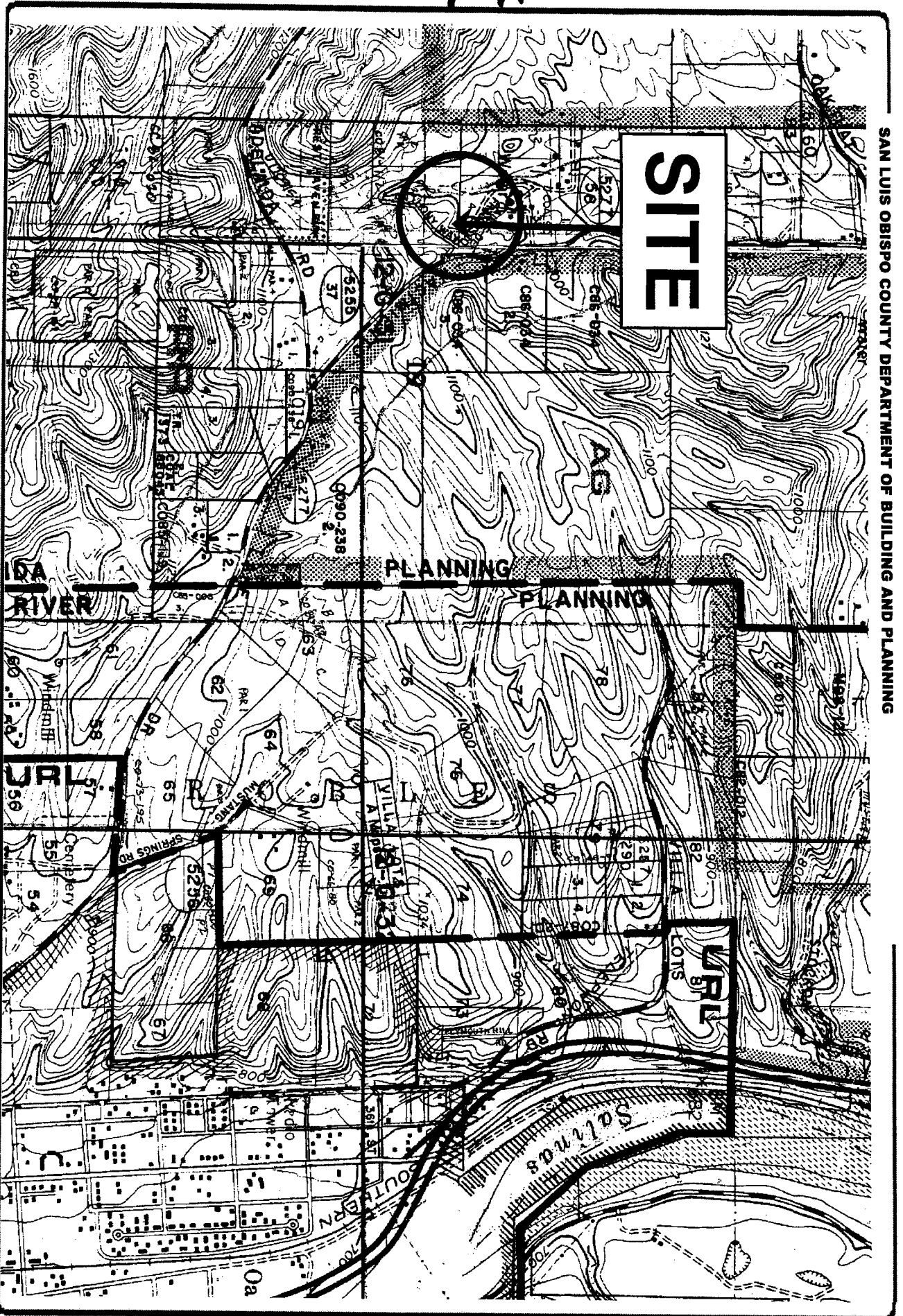
Parcel Map CO05-0237  
Jones SUB2005-00118



**EXHIBIT**

Vicinity

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PROJECT

Parcel Map CO05-0237  
Jones SUB2005-00118

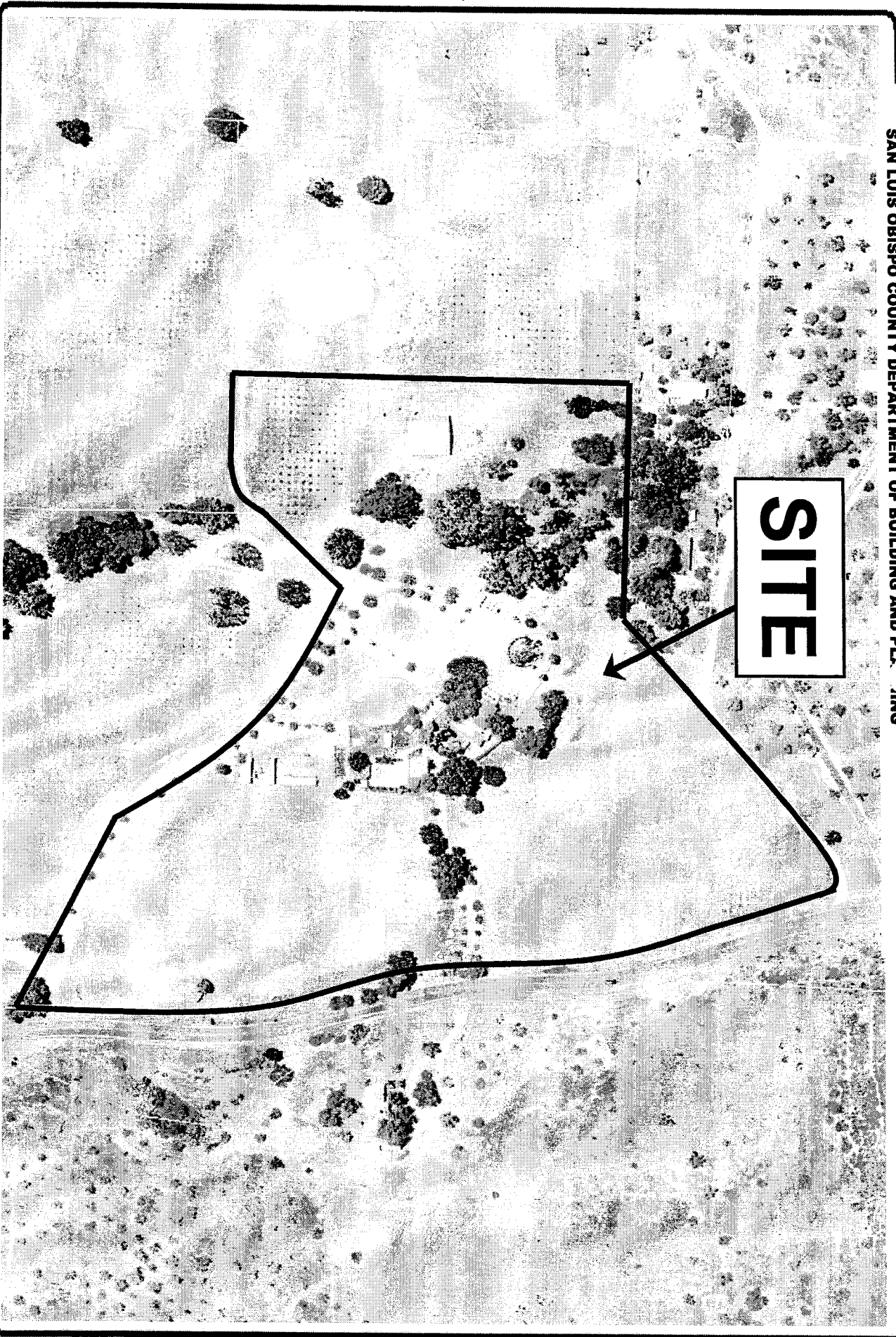


EXHIBIT

Land Use Category

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**SITE**



**PROJECT**

Parcel Map CO05-0237  
Jones SUB2005-00118



**EXHIBIT**

Aerial Photo



- |    |     |
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| 97 | 98  |
| 99 | 100 |

LINE	READING	LENGTH
1	38°42'21" W	0.45 MI
1.2	53.4°53'39" W	105.02 MI
1.3	43°05'33" W	16.00 MI
1.4	53.0°28'22" W	40.00 MI
1.5	58°30'31" E	27.6 MI
1.6	32.1°18'44" E	146.00 MI
1.7	N65°47'50" E	78.92 MI
1.8	N69°14'50" E	50.26 MI
1.9	58°57'23" E	59.67 MI

(in feet)  
: inch = 100 ft

Parcel Map CO05-0237  
Jones SUB2005-00118

## Parcel Map

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FOR OFFICIAL USE ONLY (KN)

**COUNTY OF SAN LUIS OBISPO**  
**MITIGATED NEGATIVE DECLARATION & NOTICE OF DETERMINATION**

**ENVIRONMENTAL DETERMINATION NO. ED05-315**

**DATE: May 18, 2006**

**PROJECT/ENTITLEMENT:** Jones Parcel Map SUB2005-00118

**APPLICANT NAME:** Patricia Lynn Jones

**ADDRESS:** 1295 Nacimiento Lake Drive, Paso Robles, CA 93446

**CONTACT PERSON:** Jamie Kirk @ Kirk Consulting

**Telephone:** 805-461-5765

**PROPOSED USES/INTENT:** Request by Patricia Lynn Jones for a tentative Parcel Map CO05-0237 to subdivide an existing 17.46 acre parcel into two parcels of 5.00 and 12.46 acres each for the purpose of sale and/or development. The project includes off-site road improvements to Nacimiento Lake Drive, which will result in the disturbance of approximately 25,000 square feet on a 17.46 acre parcel.

**LOCATION:** The proposed project is within the residential rural land use category and is located at 1295 Nacimiento Lake Drive (west side), approximately 1,200 feet north of Adelaida Road approximately 2 miles northwest of the City of Paso Robles. The site is in the Adelaida planning area.

**LEAD AGENCY:** County of San Luis Obispo Department of Planning & Building  
County Government Center, Rm. 200  
San Luis Obispo, CA 93408-2040

**OTHER POTENTIAL PERMITTING AGENCIES:** California Department of Fish and Game

**ADDITIONAL INFORMATION:** Additional information pertaining to this environmental determination may be obtained by contacting the above Lead Agency address or (805) 781-5600.

**COUNTY "REQUEST FOR REVIEW" PERIOD ENDS AT ..... 5 p.m. on June 1, 2006**

**20-DAY PUBLIC REVIEW PERIOD begins at the time of public notification**

**Notice of Determination**

**State Clearinghouse No.**

This is to advise that the San Luis Obispo County \_\_\_\_\_ as ☐ Lead Agency  
☐ Responsible Agency approved/denied the above described project on \_\_\_\_\_, and has made the following determinations regarding the above described project:

The project will not have a significant effect on the environment. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA. Mitigation measures were made a condition of the approval of the project. A Statement of Overriding Considerations was not adopted for this project. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration with comments and responses and record of project approval is available to the General Public at:

Department of Planning and Building, County of San Luis Obispo,  
County Government Center, Room 200, San Luis Obispo, CA 93408-2040

County of San Luis Obispo

**Signature**

**Project Manager Name**

**Date**

**Public Agency**



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**San Luis Obispo County**  
**Department of Planning and Building**  
***environmental division***

**ENVIRONMENTAL DOCUMENT FILING FEE FORM**

NOTICE: During environmental review, this project required consultation, review or development of mitigation measures by the California Department of Fish and Game. Therefore, the applicants will be assessed user fees pursuant to section 711.4 of the California Fish and Game Code.. The California Environmental Quality Act (Section 21089) provides that this project is not operative, vested or final until the filing fees are paid.

Lead Agency: County of San Luis Obispo

Date: May 8, 2006

County: San Luis Obispo

Project No. SUB2005-00118

Project Title: Jones Parcel Map

**Project Applicant**

Name: Patricia Lynn Jones

Address: 1295 Nacimiento Lake Drive

City, State, Zip Code: Paso Robles, CA 93446

Telephone #: 805-239-7365

Please remit the following amount to the **County Clerk-Recorder:**

( ) Environmental Impact Report	\$	850.00
(X) Negative Declaration	\$	1250.00
(X) County Clerk's Fee	\$	<u>25.00</u>
<b>Total amount due:</b>		<b>1275.00</b>

**AMOUNT ENCLOSED:** \_\_\_\_\_

Checks should be made out to the "**County of San Luis Obispo**". Payment must be received by the County Clerk, 1055 Monterey Street, Room D-120, San Luis Obispo, CA 93408-2040, within two days of project approval.

**NOTE:** Filing of the Notice of Determination for the attached environmental document requires a filing fee in the amount specified above. If the fee is not paid, the Notice of Determination cannot be filed.





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COUNTY OF SAN LUIS OBISPO  
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST

(ver 2.1) Using Form

Project Title & No. Jones Parcel Map SUB2005-00118 CO05-0237 ED 05-315

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:** The proposed project could have a "Potentially Significant Impact" for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further study.

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics             | <input type="checkbox"/> Geology and Soils                    | <input checked="" type="checkbox"/> Recreation      |
| <input checked="" type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Hazards/Hazardous Materials          | <input type="checkbox"/> Transportation/Circulation |
| <input type="checkbox"/> Air Quality                       | <input checked="" type="checkbox"/> Noise                     | <input type="checkbox"/> Wastewater                 |
| <input type="checkbox"/> Biological Resources              | <input type="checkbox"/> Population/Housing                   | <input type="checkbox"/> Water                      |
| <input type="checkbox"/> Cultural Resources                | <input checked="" type="checkbox"/> Public Services/Utilities | <input type="checkbox"/> Land Use                   |

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Environmental Coordinator finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Karen Nall  
Prepared by (Print)

Karen B Nall  
Signature

5/5/06  
Date

Jeff Oliveira  
Reviewed by (Print)

Jeff Oliveira  
Signature

Ellen Carroll,  
Environmental Coordinator  
(for)

5/5/06  
Date

**Project Environmental Analysis**

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of the Initial Study. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 200, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

**A. PROJECT**

**DESCRIPTION:** Request by Patricia Lynn Jones for a tentative Parcel Map CO05-0237 to subdivide an existing 17.46 acre parcel into two parcels of 5.00 and 12.46 acres each for the purpose of sale and/or development. The project includes off-site road improvements to Nacimiento Lake Drive. The project will result in the disturbance of approximately 25,000 square feet of a 17.46 acre parcel. The proposed project is within the Residential Rural land use category and is located at 1295 Nacimiento Lake Drive on the west side of Nacimiento Lake Drive approximately 1,200 feet north of Adelaida Road approximately 2 miles northwest of the City of Paso Robles. The site is in the Adelaida planning area.

**ASSESSOR PARCEL NUMBER(S):** 026-261-041

**SUPERVISORIAL DISTRICT #** 1

**B. EXISTING SETTING**

**PLANNING AREA:** Adelaida, Rural

**LAND USE CATEGORY:** Residential Rural

**COMBINING DESIGNATION(S):** None

**EXISTING USES:** Residence , accessory structures

**TOPOGRAPHY:** Gently sloping

**VEGETATION:** Grasses , vineyards , scattered oaks

**PARCEL SIZE:** 17.46 acres

**SURROUNDING LAND USE CATEGORIES AND USES:**

<i>North:</i> Residential Rural; residential agricultural uses	<i>East:</i> Agriculture; residential agricultural uses
<i>South:</i> Residential Rural; residential agricultural uses	<i>West:</i> Agriculture; residential agricultural uses

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## C. ENVIRONMENTAL ANALYSIS

During the Initial Study process, several issues were identified as having potentially significant environmental effects (see following Initial Study). Those potentially significant items associated with the proposed uses can be minimized to less than significant levels.

### COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

1.	<b>AESTHETICS - Will the project:</b>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a)	<i>Create an aesthetically incompatible site open to public view?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b)	<i>Introduce a use within a scenic view open to public view?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	<i>Change the visual character of an area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	<i>Create glare or night lighting, which may affect surrounding areas?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e)	<i>Impact unique geological or physical features?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	<i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The proposed project is the subdivision of an existing 17.46 acre site into two parcels of 12.46 and 5.00 acres each. There are existing residences and accessory buildings located on the 12.46 acre proposed Parcel 2. The site has scattered oak trees, well established ornamental landscaping and approximately 5 acres planted in dry farmed wine grapes. A paved driveway provides existing parcel access from Nacimiento Lake Drive. Nacimiento Lake Drive is an officially designated scenic highway recognized by the State and a County candidate for designation as a Scenic Corridor. Open Space Policy (OSP) 25 from the County Agriculture and Open Space Element provides guidelines to protect scenic vistas within Scenic Corridors. Several guidelines of OSP 25 are applicable to the proposed project including: balancing scenic resource protection, development screening, and exterior colors compatible with the existing landscape. The project parcel and surrounding area is characterized by nearly level to moderately sloping topography vegetated with fallow almond orchards and sparsely developed with single-family residences and associated developed areas. The project site and surrounding similarly developed parcels are visible from Nacimiento Lake Drive.

**Impact.** The applicant is proposing to subdivide the project site into two parcels, approximately 12.46 and 5.0 acres each for the purpose of sale and/or development. Proposed Parcel 2, the 12.46 acre parcel, is developed with a duplex residence, guesthouse, pool and pool house, mobile home and accessory barns. No additional development is anticipated. The existing access off Nacimiento Lake Drive will be utilized. Proposed Parcel 1 would support up to one primary residence and one secondary residence. Future development would be served by an existing access road. The proposed subdivision would be consistent with rural residential development patterns and would not significantly change the existing character of the area. However, new development could create visual impacts along the scenic corridor.

**Mitigation/Conclusion.** The applicant has agreed to submit a color and materials board and landscape plan upon application for development. The applicant would comply with OSP 25 by designing structures with colors compatible with the surrounding natural landscape and screen development with native vegetation compatible with the surrounding area and vegetated drainage. The applicant is required to comply with Section 22.10.060, which requires that all exterior lighting is shielded to minimize glare and effects on night skies. Implementation of these measures would mitigate potential visual impacts to less than significant and are described in Exhibit B-Mitigation Summary Table.

## 2. AGRICULTURAL RESOURCES

- *Will the project:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Convert prime agricultural land to non-agricultural use?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) <i>Impair agricultural use of other property or result in conversion to other uses?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) <i>Conflict with existing zoning or Williamson Act program?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The soil types are as follows:

Pico fine sandy loam, (2 - 9% slope). This gently sloping soil is considered moderately drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: no severe limitations identified. The soil is considered Class IV without irrigation and Class II when irrigated.

Sesame sandy loam, (9 - 30 % slope). This moderately to steeply sloping soil is considered not well drained. The soil has moderate erodibility and low shrink-swell characteristics, as well as having potential septic system constraints due to: steep slopes, shallow depth to bedrock. The soil is considered Class IV without irrigation and Class IV when irrigated.

The project site is located in a band of Residential Rural zoned property located along the west side of Nacimiento Lake Road. This band is surrounded by Agricultural zoned property on the west, north and east. Area agricultural properties are utilized for a variety of activities including orchards, vineyards and grazing. The area was once extensively planted in dry farmed almond: remnants of these orchards are visible today. The applicant has approximately 15 acres of dry farned vineyards planted on the project site and surrounding parcels. Approximately 5 acres are planted on the subject site.

**Impact.** Implementation of the proposed project would result in residential development within the Residential Rural land use category, adjacent to agricultural uses and areas within the Agricultural land use category with class II soils. Surrounding current and potential agricultural uses include vineyards and other dry farm crops. A potentially significant impact to agricultural resources could occur as a result of conflict between adjacent existing or future dry-farm agricultural operations and future residential development on the proposed parcel. Placement of residences in close proximity to adjacent agricultural operations could potentially expose future residents to intensive agricultural

practices such as pesticide use, dust, and traffic noise and may limit the agricultural land's ability to remain commercially viable. The project was referred to the Agricultural Commissioner's office for review. The Agricultural Commissioner's office identified measures to ensure less than significant impacts occur to agricultural resources and/or operations in association with the proposed project (Lynda L. Auchinachie; February 23, 2006).

**Mitigation/Conclusion.** The Agricultural Commissioner has recommended that an agricultural buffer of 140 feet from the eastern property boundary be incorporated into the mitigation measures and that future residents be disclosed the county's right to farm ordinance. These measures, as described in Exhibit B-Mitigation Summary Table, would minimize the future conflict and reduce the potential impact to agricultural resources. Based on the above discussion and implementation of mitigation measures, impacts to agricultural resources would be reduced to insignificance.

3. AIR QUALITY - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Violate any state or federal ambient air quality standard, or exceed air quality emission thresholds as established by County Air Pollution Control District?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Expose any sensitive receptor to substantial air pollutant concentrations?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create or subject individuals to objectionable odors?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be inconsistent with the District's Clean Air Plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** Based on the latest air monitoring station information (per the County's RMS annual report, 2004), the trend in air quality in the general area is moderately improving, where unacceptable PM10 levels were exceeded once in 2003, which is down from 2002 (two exceedances). The Air Pollution Control District (APCD) estimates that automobiles currently generate about 40% of the pollutants responsible for ozone formation. Nitrous oxides (NOx) and reactive organic gasses (ROG) pollutants (vehicle emission components) are common contributors towards this chemical transformation into ozone. Dust, or particulate matter less than ten microns (PM10) that become airborne and find their way into the lower atmosphere, can act as the catalyst in this chemical transformation to harmful ozone. In part, the land use controls currently in place for new development relating to ROG and NOx (i.e. application of the CEQA Air Quality Handbook) have helped reduce the formation of ozone.

The Air Pollution Control District (APCD) has developed the CEQA Air Quality Handbook to evaluate project specific impacts and help determine if air quality mitigation measures are needed, or if potentially significant impacts could result. To evaluate long-term emissions, cumulative effects, and establish countywide programs to reach acceptable air quality levels, a Clean Air Plan has been adopted (prepared by APCD).

**Impact.** There are existing residences on proposed Parcel 2. Future construction of one residence

and a secondary dwelling on proposed Parcel 1 and associated improvements would result in soil disturbance. This will result in the creation of dust, construction-related emissions, and operational emissions. Based on Table 1-1 of the CEQA Air Quality Handbook, the project would result in less than 10 lbs./day of pollutants, which is below thresholds warranting any mitigation.

Generally, the APCD does not support fracturing of rural lands and residential development removed from employment and commercial services. The Clean Air Plan includes land use management strategies to guide decision-makers on land use approaches that result in improved air quality. The proposed project is somewhat inconsistent with the "Planning Compact Communities" strategy, where increasing development densities within urban areas is preferable over increasing densities in rural areas. Increasing densities in rural areas results in longer single-occupant vehicle trips and increases emissions. In this instance, this partial inconsistency is not considered significant for the following reasons: 1) the proposed density of this subdivision is still consistent with what was assumed in the last update of the Clean Air Plan which, based in part on this density, approved the necessary control measures to achieve acceptable air quality attainment in the future; 2) standard forecast modeling (e.g., ARB URBEMIS2001) identifies that vehicles in the near future will produce substantially lower emissions (e.g., use of electric, hybrid and advanced technology vehicles. Based on the above discussion, given the smaller number of potential new residences (two additional residence), both individual and cumulative impacts are expected to be less than significant as it relates to the Clean Air Plan land use strategies.

<b>4. BIOLOGICAL RESOURCES -</b> <b><i>Will the project:</i></b>	<b>Potentially Significant</b>	<b>Impact can &amp; will be mitigated</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
a) <b><i>Result in a loss of unique or special status species or their habitats?</i></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <b><i>Reduce the extent, diversity or quality of native or other important vegetation?</i></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <b><i>Impact wetland or riparian habitat?</i></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <b><i>Introduce barriers to movement of resident or migratory fish or wildlife species, or factors, which could hinder the normal activities of wildlife?</i></b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <b><i>Other:</i></b> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### **Setting.**

The subject site has scattered oaks and mature ornamental landscaping. A vegetated drainage that connects to Mustard Creek, a tributary to the Salinas River traverses the western portion of the site. The vegetated drainage supports native trees and shrubs. Although the site is within a vernal pool region, the project site is devoid of depressions or varied vegetation and the potential for vernal pool habitat is low. This was verified during a site visit by County staff. The project site is not located within the San Joaquin kit fox (*Vulpes macrotis mutica*) habitat range.

**Impact.** Based on the project's location outside of the San Joaquin kit fox habitat boundary, no impacts to San Joaquin kit fox or its habitat would occur. No impacts are anticipated to the existing drainage because it will be located exclusively on proposed Parcel 2 where no future development is

expected to occur. No oak tree are located on proposed Parcel 1 so no oak tree impact are expected to occur. The project site does not support any sensitive native vegetation, significant wildlife habitats, or special status species.

**Mitigation/Conclusion.** No significant biological impacts are expected to occur, and no mitigation measures are necessary.

5. CULTURAL RESOURCES - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Disturb pre-historic resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disturb historic resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project is located in an area historically occupied by the Southern Salinan and Obispeno Chumash. No historic structures are present and no paleontological resources are known to exist in the area.

**Impact.** The project is not located in an area that would be considered culturally sensitive due to lack of physical features typically associated with prehistoric occupation. No evidence of cultural materials was noted on the property. Impacts to historical or paleontological resources are not expected.

**Mitigation/Conclusion.** No significant cultural resource impacts are expected to occur, and no mitigation measures are necessary.

6. GEOLOGY AND SOILS - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in exposure to or production of unstable earth conditions, such as landslides, earthquakes, liquefaction, ground failure, land subsidence or other similar hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be within a California Geological Survey "Alquist-Priolo Earthquake Fault Zone"?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from project-related improvements, such as vegetation removal, grading, excavation, or fill?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Change rates of soil absorption, or amount or direction of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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**6. GEOLOGY AND SOILS -**  
***Will the project:***

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
e) <i>Include structures located on expansive soils?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) <i>Change the drainage patterns where substantial on- or off-site sedimentation/ erosion or flooding may occur?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) <i>Involve activities within the 100-year flood zone?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) <i>Be inconsistent with the goals and policies of the County's Safety Element relating to Geologic and Seismic Hazards?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) <i>Preclude the future extraction of valuable mineral resources?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.**

**GEOLOGY** - The topography of the project is nearly level to gently rolling. The area proposed for development is outside of the Geologic Study Area designation. The landslide risk potential is considered low. The liquefaction potential during a ground-shaking event is considered low.. Active faulting is known to exist near the subject property. The project is not within a known area containing serpentine or ultramafic rock or soils.

There is no evidence that measures above what will be already required by ordinance are necessary.

**DRAINAGE** – The area proposed for development is outside the 100-year Flood Hazard designation. The closest creek, a tributary of Mustard Creek, from the proposed development is approximately 0.7 miles to the northwest. As described in the Natural Resource Conservation Service Soil Survey, the soil is considered not well to moderately drained. There is no evidence that measures above what will be already required by ordinance are necessary.

**SEDIMENTATION AND EROSION** – The soil types and descriptions are listed in the previous Agriculture section under "Setting". As described in the NRCS Soil Survey, the soil surface is considered to have moderate erodibility and low shrink-swell characteristics. Based on topography and soil characteristics of the site, there is no evidence that measures above what will be already required by ordinance are necessary.

**Mitigation/Conclusion.** Based on the discussion above and implementation of standard requirements, impacts would be less than significant and no additional mitigation is required.

**7. HAZARDS & HAZARDOUS MATERIALS - *Will the project:***

Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
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**7. HAZARDS & HAZARDOUS MATERIALS - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Result in a risk of explosion or release of hazardous substances (e.g. oil, pesticides, chemicals, radiation) or exposure of people to hazardous substances?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Interfere with an emergency response or evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people to safety risk associated with airport flight pattern?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Increase fire hazard risk or expose people or structures to high fire hazard conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create any other health hazard or potential hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting/Impact.** The project is not located in an area of known hazardous material contamination. The project is not within the Airport Review area. The project is within a moderate severity risk for fire and is located approximately ten to fifteen minutes from the closest CDF/San Luis Obispo County Fire Station. The applicant is required to comply with all fire safety rules and regulations including access road and driveway specifications, water storage facilities for existing and future structures, and fuel modification for fire prevention purposes (Chad T. Zrelak; January 6, 2006).

**Mitigation/Conclusion.** Based on the above discussion, compliance with fire safety rules and regulations, and implementation of required measures, no impacts as a result of hazards or hazardous materials are anticipated, and no mitigation measures are necessary.

**8. NOISE - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Expose people to noise levels that exceed the County Noise Element thresholds?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generate increases in the ambient noise levels for adjoining areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people to severe noise or vibration?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The eastern edge of the site is bordered by Nacimiento Lake Drive. The topography between the roadway and the site consists of nearly level to moderately sloping. In reviewing the County's Noise Element, the noise contour maps indicated that the eastern 187 feet of the site could be in the range of 60 to 65 dbA. The county considers residences as sensitive noise receptors.

**Impact.** As proposed, future residents on proposed Parcel 1 of the project site may be exposed to unacceptable levels from nearby road-related noise, which is considered a potentially significant effect. Indoor and outdoor activity areas for Parcel 1 and Parcel 2 could exceed the standards of the Noise Element.

**Mitigation/Conclusion.** Based on the expected noise levels, the additional acoustical construction measures, as specified in the Noise Element, would reduce interior noise levels to acceptable levels.

9. POPULATION/HOUSING - <i>Will the project:</i>	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Displace existing housing or people, requiring construction of replacement housing elsewhere?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Create the need for substantial new housing in the area?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Use substantial amount of fuel or energy?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** In its efforts to provide for affordable housing, the county currently administers the Home Investment Partnerships (HOME) Program and the Community Development Block Grant (CDBG) program, which provides limited financing to projects relating to affordable housing throughout the county. Title 18 of the County Code (Public Facilities Fees) requires that an affordable housing mitigation fee be imposed as a condition of approval of any new residential development project.

Implementation of the proposed parcel map would result in the construction of up to two new residences (one primary and one secondary) in the Residential Rural land use category.

**Mitigation/Conclusion.** Prior to map recordation, the applicant will pay an affordable housing mitigation fee of 3.5 percent of the adopted Public Facility Fee. This fee will not apply to any county-recognized affordable housing included within the project.

**10. PUBLIC SERVICES/UTILITIES -**  
*Will the project have an effect upon, or result in the need for new or altered public services in any of the following areas:*

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police protection (e.g., Sheriff, CHP)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Solid Wastes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other public facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project area is served by the County Sheriff's Department and CDF/County Fire as the primary emergency responders. The closest CDF fire station (Meridian Station 36) is approximately 9 miles to the east. The closest Sheriff substation is in Templeton, which is approximately 9.5 miles from the proposed project. The project is located in the Paso Robles Joint Unified School District.

**Impact.** No significant project-specific impacts to utilities or public services were identified. This project, along with others in the area, will have a cumulative effect on police and fire protection, and schools. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

**Mitigation/Conclusion.** Regarding cumulative effects, public facility (county) and school (State Government Code 65995 et seq.) fee programs have been adopted to address this impact, and will reduce the cumulative impacts to less than significant levels.

**11. RECREATION - Will the project:**

	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Increase the use or demand for parks or other recreation opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Affect the access to trails, parks or other recreation opportunities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Other _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The County Trails Plan does not show that a potential trail goes through the proposed project. The project is not proposed in a location that will affect any trail, park or other recreational resource. Prior to map recordation, county ordinance requires the payment of a fee (Quimby) for the improvement or development of neighborhood or community parks.

**Impact.** The proposed project will not create a significant project specific need for additional park or

recreational resources. This project, along with others in the area, will have a cumulative effect on park and recreational facilities. The project's direct and cumulative impacts are within the general assumptions of allowed use for the subject property that was used to estimate the fees in place.

**Mitigation/Conclusion.** The "Quimby" fee will adequately mitigate the project's impact on recreational facilities. No significant recreation impacts are anticipated, and no additional mitigation measures are necessary.

<b>12. TRANSPORTATION/ CIRCULATION - Will the project:</b>		<b>Potentially Significant</b>	<b>Impact can &amp; will be mitigated</b>	<b>Insignificant Impact</b>	<b>Not Applicable</b>
a)	<i>Increase vehicle trips to local or areawide circulation system?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	<i>Reduce existing "Levels of Service" on public roadway(s)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	<i>Create unsafe conditions on public roadways (e.g., limited access, design features, sight distance, slow vehicles)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	<i>Provide for adequate emergency access?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	<i>Result in inadequate parking capacity?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f)	<i>Result in inadequate internal traffic circulation?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g)	<i>Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., pedestrian access, bus turnouts, bicycle racks, etc.)?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h)	<i>Result in a change in air traffic patterns that may result in substantial safety risks?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i)	<i>Other: _____</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The existing development (and project site) is accessed via a private access road off Nacimiento Lake Drive. Nacimiento Lake Drive is an arterial road primarily used by landowners and occupants in the immediate area, and recreational lake users. This road is operating at an acceptable level of service.

**Impact.** Future development of one single-family residence and one secondary residence is estimated to generate a total of sixteen (16) daily vehicle trips or ten primary residence trips and six secondary residence trips (Institute of Traffic Engineers). This small amount of additional traffic would not result in a significant change to the existing road service levels or traffic safety. The land division would not create any new access roads or intersections with Nacimiento Lake Road.

**Mitigation/Conclusion.** No significant traffic impacts were identified, and no mitigation measures are necessary.

13. WASTEWATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate waste discharge requirements or Central Coast Basin Plan criteria for wastewater systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Change the quality of surface or ground water (e.g., nitrogen-loading, daylighting)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Adversely affect community wastewater service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** As described in the NRCS Soil Survey (see Agriculture section for soil types and descriptions), the main limitations for on-site wastewater systems relates to: steep slopes, shallow depth to bedrock. These limitations are summarized as follows:

Shallow Depth to Bedrock – indicates that there may not be sufficient soil depth to provide adequate soil filtering of effluent before reaching bedrock. Once effluent reaches bedrock, chances increase for the effluent to infiltrate cracks that could lead directly to groundwater sources or near wells without adequate filtering, or allow effluent to daylight where bedrock is exposed to the earth's surface. To comply with the Central Coast Basin Plan, additional information is needed prior to issuance of a building permit, such as borings at leach line locations, to show that there will be adequate separation between leach line and bedrock.

**Impact.** The project proposes to use an on-site system as its means to dispose of wastewater. Future development is anticipated to be one primary residence and one secondary dwelling and adequate area appears available for an on-site system. The proposed project was referred to County Environmental Health Department and it was determined that individual wastewater systems, designed and constructed to meet County and State requirements, would be adequate to serve the proposed parcels (Laurie Salo; November 1, 2005). Additional information is required prior to recordation of the final map.

**Mitigation/Conclusion.** The leach lines shall be located at least 100 feet from any private well. Prior to building permit issuance, the septic system will be evaluated in greater detail to insure compliance with the Central Coast Basin Plan for any constraints listed above, and will not be approved if Basin Plan criteria cannot be met.

14. WATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) Violate any water quality standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

14. WATER - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
b) Discharge into surface waters or otherwise alter surface water quality (e.g., turbidity, temperature, dissolved oxygen, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Change the quality of groundwater (e.g., saltwater intrusion, nitrogen-loading, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Change the quantity or movement of available surface or ground water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Adversely affect community water service provider?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting.** The project proposes to use an on-site well as its water source. The Environmental Health Division has reviewed the project for water availability and has determined that there is preliminary evidence that there will be sufficient water available to serve the proposed project. Based on available information, the proposed water source is not known to have any significant availability or quality problems.

The topography of the project is nearly level to gently sloping. The closest creek (an unnamed stream) from the proposed development is approximately 0.7 miles away. As described in the NRCS Soil Survey, the soil surface is considered to have moderate erodibility.

**Impact.** On water use, based on the project description, as shown below, a reasonable "worst case" indoor water usage would likely be about 11.8 acre feet/year (AFY)

$$10 \text{ residential lots (w/primary (0.85 afy) \& secondary (0.33 afy) X 10 lots) = 11.8 afy}$$

Source: "City of Santa Barbara Water Demand Factor & Conservation Study "User Guide" (Aug., 1989) [SBWaterUsage](#)

Regarding surface water quality, as proposed, the project will result in the disturbance of approximately 15,000 square feet. The project is not within close proximity to surface water sources.

**Mitigation/Conclusion.** Since no potentially significant water quantity or quality impacts were identified, no specific measures above standard requirements have been determined necessary. Standard drainage and erosion control measures will be required for the proposed project and will provide sufficient measures to adequately protect surface water quality.

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
----------------------------------	--------------	--------------------------	------------	----------------

15. LAND USE - Will the project:	Inconsistent	Potentially Inconsistent	Consistent	Not Applicable
a) <i>Be potentially inconsistent with land use, policy/regulation (e.g., general plan [county land use element and ordinance], local coastal plan, specific plan, Clean Air Plan, etc.) adopted to avoid or mitigate for environmental effects?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) <i>Be potentially inconsistent with any habitat or community conservation plan?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) <i>Be potentially inconsistent with adopted agency environmental plans or policies with jurisdiction over the project?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) <i>Be potentially incompatible with surrounding land uses?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) <i>Other:</i> _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Setting/Impact.** Surrounding uses are identified on Page 2 of the Initial Study. The proposed project was reviewed for consistency with policy and/or regulatory documents relating to the environment and appropriate land use (e.g., County Land Use Ordinance, Local Coastal Plan, etc.). Referrals were sent to outside agencies to review for policy consistencies (e.g., CDF for Fire Code, APCD for Clean Air Plan, etc.). The project was found to be consistent with these documents (refer also to Exhibit A on reference documents used).

The project is not within or adjacent to a Habitat Conservation Plan area. The project is consistent or compatible with the surrounding uses as summarized on page 2 of this Initial Study.

**Mitigation/Conclusion.** No inconsistencies were identified and therefore no additional measures above what will already be required was determined necessary.

16. MANDATORY FINDINGS OF SIGNIFICANCE - Will the project:	Potentially Significant	Impact can & will be mitigated	Insignificant Impact	Not Applicable
a) <i>Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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- b) **Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)**

☐☒☐☐

- c) **Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

☐☐☒☐

For further information on CEQA or the county's environmental review process, please visit the County's web site at "www.sloplanning.org" under "Environmental Review", or the California Environmental Resources Evaluation System at: "http://ceres.ca.gov/topic/env\_law/ceqa/guidelines/" for information about the California Environmental Quality Act.



**Exhibit A - Initial Study References and Agency Contacts**

The County Planning or Environmental Division have contacted various agencies for their comments on the proposed project. With respect to the subject application, the following have been contacted (marked with an ☒) and when a response was made, it is either attached or in the application file:

<b><u>Contacted</u></b>	<b><u>Agency</u></b>	<b><u>Response</u></b>
<input checked="" type="checkbox"/>	County Public Works Department	In File**
<input checked="" type="checkbox"/>	County Environmental Health Division	Attached
<input checked="" type="checkbox"/>	County Agricultural Commissioner's Office	Attached
<input type="checkbox"/>	County Airport Manager	Not Applicable
<input type="checkbox"/>	Airport Land Use Commission	Not Applicable
<input checked="" type="checkbox"/>	Air Pollution Control District	None
<input type="checkbox"/>	County Sheriff's Department	Not Applicable
<input type="checkbox"/>	Regional Water Quality Control Board	Not Applicable
<input type="checkbox"/>	CA Coastal Commission	Not Applicable
<input type="checkbox"/>	CA Department of Fish and Game	Not Applicable
<input checked="" type="checkbox"/>	CA Department of Forestry	Attached
<input type="checkbox"/>	CA Department of Transportation	Not Applicable
<input type="checkbox"/>	Community Service District	Not Applicable
<input type="checkbox"/>	Other _____	Not Applicable
<input type="checkbox"/>	Other _____	Not Applicable

\*\* "No comment" or "No concerns"-type responses are usually not attached

The following checked ("☒") reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the County Planning and Building Department.

<input checked="" type="checkbox"/> Project File for the Subject Application	<input type="checkbox"/> Area Plan and Update EIR
<u>County documents</u>	<input type="checkbox"/> Circulation Study
<input type="checkbox"/> Airport Land Use Plans	<u>Other documents</u>
<input checked="" type="checkbox"/> Annual Resource Summary Report	<input checked="" type="checkbox"/> Archaeological Resources Map
<input type="checkbox"/> Building and Construction Ordinance	<input checked="" type="checkbox"/> Area of Critical Concerns Map
<input type="checkbox"/> Coastal Policies	<input checked="" type="checkbox"/> Areas of Special Biological Importance Map
<input checked="" type="checkbox"/> Framework for Planning (Coastal & Inland)	<input checked="" type="checkbox"/> California Natural Species Diversity Database
<input checked="" type="checkbox"/> General Plan (Inland & Coastal), including all maps & elements; more pertinent elements considered include:	<input checked="" type="checkbox"/> Clean Air Plan
<input checked="" type="checkbox"/> Agriculture & Open Space Element	<input checked="" type="checkbox"/> Fire Hazard Severity Map
<input checked="" type="checkbox"/> Energy Element	<input checked="" type="checkbox"/> Flood Hazard Maps
<input checked="" type="checkbox"/> Environment Plan (Conservation, Historic and Esthetic Elements)	<input checked="" type="checkbox"/> Natural Resources Conservation Service Soil Survey for SLO County
<input checked="" type="checkbox"/> Housing Element	<input checked="" type="checkbox"/> Regional Transportation Plan
<input checked="" type="checkbox"/> Noise Element	<input checked="" type="checkbox"/> Uniform Fire Code
<input type="checkbox"/> Parks & Recreation Element	<input checked="" type="checkbox"/> Water Quality Control Plan (Central Coast Basin – Region 3)
<input checked="" type="checkbox"/> Safety Element	<input checked="" type="checkbox"/> GIS mapping layers (e.g., habitat, streams, contours, etc.)
<input checked="" type="checkbox"/> Land Use Ordinance	<input type="checkbox"/> Other _____
<input type="checkbox"/> Real Property Division Ordinance	
<input type="checkbox"/> Trails Plan	
<input type="checkbox"/> Solid Waste Management Plan	

## Exhibit B - Mitigation Summary Table

### Aesthetics

**VR-1 Prior to issuance of building permits,** the applicant shall submit a colors and materials board for County review and approval. Proposed residential development shall be designed with muted, earth-tone colors and materials compatible with the surrounding natural landscape, and with a Munsell chroma and value less than 6. These standards shall apply to roofing, exterior walls, trim, retaining walls (if applicable), and fencing.

**VR-2 Prior to issuance of building permits,** a landscape plan shall be prepared to provide screening from Nacimiento Lake Drive for future development. The landscape plan shall consist of native, non-invasive plants compatible with the surrounding area and vegetated drainage. At least 80% of plants in the landscape plan must be on the County Approved Plant list.

**VR-3 Prior to final inspection,** the project shall comply with Section 22.10.060, which requires that all exterior lighting is shielded to minimize glare and effects on night skies

### Agricultural Resources

**AG-1 Prior to recordation of final map,** the applicant shall submit a second map sheet showing a buffer area along the western property boundary of approximately 140 feet. No structures used for human habitation shall be permitted in the buffer area. All subsequent building permits shall show these buffers, as applicable.

**AG-2 Prior to issuance of grading and/or construction permit,** the applicant shall be required to enter into and record a covenant and agreement in a form approved by County Counsel, which discloses to prospective buyers of all parcels the consequences of existing and potential intensive agricultural operations on adjacent parcels including, but not limited to dust, noise, odors, and agricultural chemicals and the County/s right to Farm Ordinance currently in effect at the time said deed(s) are recorded.

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Date: April 24, 2006

**4-35**  
**DEVELOPER'S STATEMENT FOR  
JONES PARCEL MAP  
SUB2005-0118 CO05-0237**

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MAY 03 2006

Planning &amp; Bldg

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All development activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

**Note:** The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

The following mitigation measures address impacts that may occur as a result of the development of the project.

### **Agriculture**

- AG-1 Prior to recordation of final map, the applicant shall submit a second map sheet showing a buffer area along the western property boundary of approximately 140 feet. No structures used for human habitation shall be permitted in the buffer area. All subsequent building permits shall show these buffers, as applicable.
- AG-2 Prior to issuance of grading and/or construction permit, the applicant shall be required to enter into and record a covenant and agreement in a form approved by County Counsel, which discloses to prospective buyers of all parcels the consequences of existing and potential intensive agricultural operations on adjacent parcels including, but not limited to dust, noise, odors, and agricultural chemicals and the County's right to Farm Ordinance currently in effect at the time said deed(s) are recorded.

**Monitoring:** Prior to finalization of the map the Planning and Building Department will verify these items are on the final map and/or the additional map sheet.

### **Aesthetics**

- VR-1 Prior to issuance of building permits, the applicant shall submit a colors and materials board for County review and approval. Proposed residential development shall be designed with muted, earth-tone colors and materials compatible with the surrounding natural landscape, and with a Munsell chroma and value less than 6. These standards shall apply to roofing, exterior walls, trim, retaining walls (if applicable), and fencing.
- VR-2 Prior to issuance of building permits, a landscape plan shall be prepared to provide screening from Nacimiento Lake Drive for future development. The landscape plan shall consist of native, non-invasive plants compatible with the surrounding area and vegetated drainage. At least 80% of plants in the landscape plan must be on the County Approved Plant list.
- VR-3 Prior to final inspection, the project shall comply with Section 22.10.060, which requires that all exterior lighting is shielded to minimize, glare and effects on night skies.

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Monitoring: Prior to finalization of the map the Planning and Building Department will verify these items are on the final map and/or the additional map sheet.

5-02-06

Date



Signature of Owner(s)

PATRICIA JONES

Name (Print)

4-37

OAK FLAT ROAD

**SITE**  
1295 NACIMIENTO LAKE DRIVE

ADELAIDA RD.  
NACIMIENTO LAKE DRIVE

MOUNTAIN SPRINGS ROAD

OLIVE STREET

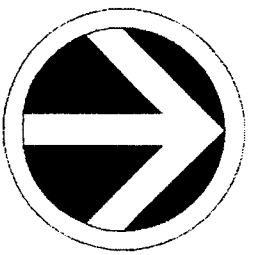
SPRING STREET

24TH STREET

101

NORTH RIVER  
SALINAS RIVER  
ROAD

NO SCALE



**PROJECT**

Parcel Map CO05-0237  
Jones SUB2005-00118








**EXHIBIT**

Vicinity



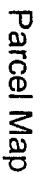
## LEGEND

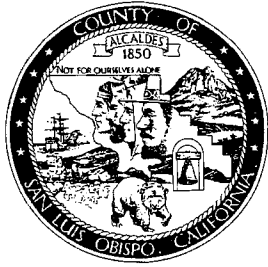
- |   |                  |
|---|------------------|
|  | POWER POLE       |
|  | JOINT POLE       |
|  | FENCE            |
|  | EDGE OF PAVEMENT |
|  | VINEYARD AREA    |

LINE TABLE		
LINE	BEARING	LENGTH
L 1	S89°42'12"W	345.62 M
L 2	S52°48'37"W	105.02 M
L 3	N59°33'17"W	45.00 M
L 4	S30°29'37"W	18.02 M
L 5	S59°29'31"E	37.64 M
L 6	S32°18'44"E	146.92 M
L 7	N68°43'58"E	96.92 M
L 8	N82°14'50"E	50.26 M
L 9	S89°59'23"E	59.57 M

1 IN FEET }  
} men = 100 ft.

Jones SUB2005-00118





COUNTY OF SAN LUIS OBISPO

4-39

**Department of Agriculture/Measurement Standards**

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556  
ROBERT F. LILLEY (805) 781-5910  
AGRICULTURAL COMMISSIONER/SEALER FAX (805) 781-1035

AgCommSLO@co.slo.ca.us

**DATE:** February 23, 2006  
**TO:** Karen Nall, Planning Department  
**FROM:** Michael Isensee, Agriculture Department *mqd*  
**SUBJECT:** Jones Parcel Map, Sub2005-00118

**SUMMARY OF FINDINGS**

The Agriculture Department's review finds that the proposal to subdivide a 17.5-acre Rural Residential parcel into two parcels of 12.5 and 5 acres will result in less than significant impacts to agricultural resources or operations with the inclusion of a 140-foot agricultural buffer on the eastern portion of each of the proposed parcels. The buffer should be duly recorded in the chain of title for each of the parcels. The recommended agricultural buffer is intended to protect agricultural resources on adjoining Agriculture-zoned parcels for future agricultural activities. As with all county projects, disclosure of the County's right to farm ordinance (Chapter 5.16) should occur for all future successors in interest of both proposed parcels.

The comments and recommendations in our report are based on policies in the San Luis Obispo County Agriculture and Open Space Element, the Land Use Ordinance, the California Environmental Quality Act (CEQA), and on current departmental policy to conserve agricultural resources and to provide for public health, safety and welfare while mitigating negative impacts of development to agriculture.

If I can be of further assistance please call: 781-5753.

**A. Site Description and Agricultural Setting**

The project site is located along Nacimiento Lake Road, approximately 1.5 miles northwest of the City of Paso Robles. The project site is zoned Rural Residential (RR) and is adjacent to Agriculture (AG) zoned property to the east across Nacimiento Lake Road. The project site is gently to moderately rolling, with the highest elevations on the eastern portion of the property. The proposed subdivision creates two parcels: a larger parcel of 12.5 acres and a smaller parcel of 5 acres.

4-40

The project site is located in a band of RR property located along the west side of Nacimiento Lake Road. This band is surrounded by AG-zoned property on the west, north and east. Area agricultural properties are utilized for a variety of agricultural activities, including orchards, vineyards and grazing. The area was once extensively planted with dry-farmed almonds; remnants of these orchards in some cases continue to be farmed. The applicant has approximately 15 acres of dry-farmed vineyard planted on the project site and surrounding parcels; five acres are planted on the project site.

**B. Evaluation of Potential Impacts to Agricultural Resources**

The Agriculture Department reviews projects on and adjacent to agricultural lands in order to protect agricultural resources and suggests mitigation for potential impacts to agricultural operations and resources. Potential impacts include the conversion of farmland and high quality soils to non-farm use as well as potential conflicts between agricultural and non-agricultural uses.

***1. Impacts to On-Site Agricultural Capability***

Based upon GIS calculations, the project site's soils consist of 4.2 acres of Pico Fine Sandy Loam (class II irrigated, class IV nonirrigated, prime), 2-9% slope and 12.1 acres of Sesame Sandy Loam, 9-30% slope (class IV irrigated/nonirrigated) (Natural Resources Conservation Service, 1983, *Soil Survey of San Luis Obispo County, California, Paso Robles Area*). Due to the size, zoning, and limited scope of on-site agricultural production on the project site, further division of the site would not be considered a significant impact to on-site agricultural resources. However, placing building envelopes for future development off prime soils would minimize any future impacts to these quality soils located on the western portion of the project site.

***2. Impacts to Adjacent Agricultural Lands***

Agriculture-zoned land is located east of the project property. At this time the parcel adjoining the project site is not utilized for an agricultural operation. However, it is of a sufficient size with soil resources that could support agricultural enterprises in the future.

In order to ensure adequate separation between this agricultural parcel and any future residential development on the project site, an agricultural buffer of 140 feet should be duly recorded in the chain of title on the eastern portion of the proposed parcels. This buffer distance, coupled with the 60-foot road right of way, provides a total distance of 200 feet from the adjoining agricultural property. The presence of Nacimiento Lake Road also limits potential incompatibilities between the project site and future agricultural activities. With the inclusion of the agricultural buffer, the project proposal should have no anticipated adverse impacts to agricultural resources on the adjoining property.

**C. Recommended Mitigation**

Place a 140-foot agricultural buffer for occupied structures on the eastern portion of the proposed parcels. The agricultural buffer should be duly recorded in the chain of title for each of the proposed parcels.



# County of San Luis Obispo • Public Health Department



November 1, 2005

Kirk Consulting  
9720 Atascadero Avenue  
Atascadero, CA 93422

**ATTN: JAMIE KIRK**  
**RE: TENTATIVE PARCEL MAP CO 05-0237 (Jones)**  
APN 026-261-041

## *Environmental Health Services*

2156 Sierra Way • P.O. Box 1489  
San Luis Obispo, California 93406  
(805) 781-5544 • FAX: (805) 781-4211

*Gregory Thomas, M.D., M.P.H.*  
*County Health Officer*  
*Public Health Director*

*Curtis A. Batson, R.E.H.S.*  
*Director*

### Water Supply

This office is in receipt of satisfactory **preliminary** evidence of water. Please be advised that additional water well documentation will be required for **each** lot prior to approving the map for recordation. Adequate documentation will include the well completion report, the well capacity (pump test) and full water quality testing, not more than five years old, prior to final recordation. Wells developed in hard rock or rock fractures have been detected in this region. Be advised that wells located in rock or rock fractures require a minimum of 24 hour pump testing with drawdown and recovery data in order to assure adequate production. Any proposal to share a domestic water well would require consultation with Division staff.

### Wastewater Disposal

Individual wastewater disposal systems are considered an acceptable method of disposal, provided County and State installation requirements can be met. Please provide a full size exhibit showing all existing facilities including wells, septic tank and leach area.

**CO 05-0237** is approved for Environmental Health subdivision map processing.

LAURIE A. SALO, R.E.H.S.  
Senior Environmental Health Specialist  
Land Use Section

c: Kami Griffin, County Planning  
North County Team, County Planning



4-42

## CDF/San Luis Obispo County Fire Department

635 N. Santa Rosa • San Luis Obispo • California 93405

**RECEIVED**

JAN 06 2006

Planning & Bldg

January 6, 2006

North County Team  
County of San Luis Obispo  
Department of Planning and Building  
County Government Center  
San Luis Obispo, CA 93408

Subject: Parcel Map Project # SUB2005-00118

Dear North County Team,

I have reviewed the referral for the parcel map plans for the proposed two parcel subdivision project located at 1295 Nacimiento Lake Drive, Paso Robles, CA. This project is located approximately 10 to 15 minutes from the closest CDF/San Luis Obispo County Fire Station. The project is located in State Responsibility Area for wildland fires.

It is designated a Moderate Fire Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following conditions will apply to this project:

### **Access Road**

An access road must be constructed to CDF/County Fire standards when it serves more than one parcel; access to any industrial or commercial occupancy, or vehicular access to a single parcel with more than two buildings or four or more dwelling units.

- The maximum length of a dead end road, including all dead-end roads accessed from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

○ Parcels less than 1 acres	800 feet
○ Parcels 1 acre to 4.99 acres	1320 feet
○ Parcels 5 acres to 19.99 acres	2640 feet
○ Parcels 20 acres or larger	5280 feet
- The road must be 18 feet in width and an all weather surface.
- If the road exceeds 12% it must have a non-skid paved surface.
- Roads may not exceed 16% without special mitigation and shall not exceed 20%.
- All roads must be able to support a 20 ton fire engine.

- Road must be named and addressed including existing buildings.
- A turnaround must be provided if the road exceeds 150 feet.
- Vertical clearance of 13'6" is required.

4-43

### Driveway

A driveway is permitted when it serves no more than two buildings, with no more than 3 dwelling units or a single parcel, and any number of accessory buildings.

- Driveway width for high and very high fire severity zones:
  - 0-49 feet, 10 feet is required
  - 50-199 feet, 12 feet is required
  - Greater than 200 feet, 16 feet is required
- Turnarounds must be provided if driveway exceeds 300 feet.

### Water Supply

The following applies:

☐ This project will require a community water system which meets the minimum requirements of the Appendix III-A & III-B of the California Fire Code.

☒ A water storage tank with a capacity determined by a factor of the cubic footage of the structure will be required to serve each existing and proposed structure. A residential fire connection must be located within 50 to 150 feet of the buildings.

### Fuel Modification

- Vegetation must be cleared 10 feet on each side of the driveways and access road.
- Maintain around all structures a 30 foot firebreak. This does not include fire resistive landscaping.
- Remove any part of a tree that is within 10 feet of a chimney.
- Maintain any tree adjacent to or overhanging any building free of deadwood.
- Maintain the roof of any structure free of leaves, needles or other flammable material.

If I can provide additional information or assistance, please call 543-4244.

Sincerely,

Chad T. Zrelak  
Fire Captain

cc: Jones

4-44